# \$598,800 - 11 Beaupre Crescent Nw, Calgary

MLS® #A2191433

## \$598,800

3 Bedroom, 1.00 Bathroom, 935 sqft Residential on 0.15 Acres

Bowness, Calgary, Alberta

\*\*LOWEST PRICED HOME IN BOWNESS!!\*\* ATTENTION BUILDERS, DEVELOPERS & HOME RENOVATORS!! ARCITECT DRAWINGS for a 6 PLEX INCLUDED!! This HUGE pie shaped lot is zoned RC-G and is the perfect opportunity for a 6+UNIT TOWNHOME DEVELOPMENT (with city approval) + it is located right beside a GREEN SPACE and park!! With tons of new development happening throughout the community this is the OPPORTUNITY you have been waiting for!! Home renovators, this 1960s bungalow is in original condition and could be the perfect FIX AND FLIP opportunity!! Located minutes to Bowness Park, schools & shopping with easy access to Canada Olympic Park, Stoney Trail, downtown and the mountains!!



#### **Essential Information**

MLS® # A2191433

Price \$598,800

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 935

Acres 0.15 Year Built 1962

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 11 Beaupre Crescent Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2S9

### **Amenities**

Parking Spaces 1

Parking Off Street

#### Interior

Interior Features Storage

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Level, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Block

#### **Additional Information**

Date Listed January 31st, 2025

Days on Market 65

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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